

Serial No : 3/2-1406/496(TH)/2011



**BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)**

**FINANCIAL STATEMENT
31 DECEMBER 2020**

**ARI & CO.
Chartered Accountants (M)**

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

REPORTS AND FINANCIAL STATEMENTS
31 DECEMBER 2020

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BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

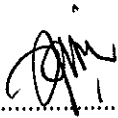
STATEMENT BY COMMITTEE MEMBERS

In the opinion of the Committee Members, the accompanying financial statements are properly drawn up in accordance with the provisions of the Malaysian Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the state of affairs of the Joint Management Body as at **31 December 2020** and of its results and cash flows of the Joint Management Body for the year ended on that date.

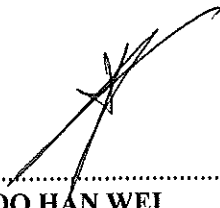
On behalf of the Management Committee,



.....
AZHARUDDIN BIN ABD AZIZ
Chairman



.....
LIEW KIM YOONG
Secretary



.....
SOO HAN WEI
Treasurer

Kuala Lumpur

Dated : 02 SEP 2021

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

STATUTORY DECLARATION

I, **AZHARUDDIN BIN ABD AZIZ**, being the chairman primarily responsible for the financial statement of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**, do solemnly and sincerely declare that the accompanying financial statements are to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the)
)
above named at Kuala Lumpur in the)
)
Federal Territory on 02 SEP 2021)


.....
AZHARUDDIN BIN ABD AZIZ

Before me,



L8-06, LEVEL 8,
BREM MALL, JALAN KEPONG,
52000 KUALA LUMPUR.
TEL: 6258 6055
H/P: 012-271 9605

Chartered Accountants

No. 91-3, Jalan Metro Perdana Barat 1

Taman Usahawan Kepong

Kepong, Off Jalan Kepong

52100 Kuala Lumpur

Tel : 03-6259 6286 Fax : 03-6259 6286

ARI & CO.
(AF: 1351)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA

(Incorporated in Malaysia)

Report on the Financial Statements

We have audited the financial statements of **BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**, which comprise the statement of financial position as at 31 December 2020, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Joint Management Committee's Responsibility for the Financial Statements

The Joint Management Committee (JMC) is responsible for the preparation and fair presentation of these financial statements in accordance with the Building and Common Property (Maintenance and Management) Act 2007 and Malaysian Private Entity Reporting Standards in Malaysia. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Joint Management Committee, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Chartered Accountants

No. 91-3, Jalan Metro Perdana Barat 1

Taman Usahawan Kepong

Kepong, Off Jalan Kepong

52100 Kuala Lumpur

Tel : 03-6259 6286 Fax : 03-6259 6286

ARI & CO.
(AF: 1351)


INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

Opinion


In our opinion, the financial statements have been properly drawn up in accordance with the Building and Common Property (Maintenance and Management) Act 2007 and Malaysian Private Entity Reporting Standards in Malaysia so as to give a true and fair view of the financial position of the Building Maintenance Account of Badan Pengurusan Bersama JMB MC Amansiara as of 31 December 2020 and of its financial performance and cash flows for the year then ended.

Other Matters

This report is made solely to the members of the Joint Management Body, as a body, in accordance with Section 17(2)(b) of the Building and Common Property (Maintenance and Management) Act 2007 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.



ARI & CO
[AF : 1351]
Chartered Accountants



ARIKRISHNAN DASS
1791/05/22 (J)
CA (M), ACMA (LONDON)

Dated : 02 SEP 2021

Kuala Lumpur

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2020

	Note	2020 RM	2019 RM
PROPERTY, PLANT & EQUIPMENT	2(c) & 3	3	116
CURRENT ASSETS			
Maintenance Charges Receivables		347,763	333,714
Deposits	4	2,000	2,000
Cash at Banks		144,047	316,817
		493,810	652,531
CURRENT LIABILITY			
Other Payables, Deposits & Accruals	5	138,792	287,019
		138,792	287,019
NET CURRENT ASSETS		355,018	365,512
		355,021	365,628
Represented by :			
CAPITAL AND RESERVES			
Accumulated Funds	6	355,021	365,628
		355,021	365,628

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA**DETAILED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020 RM	2019 RM
INCOME		
Administration Fee	1,000	3,110
Clubhouse Assessment Receivable	82	82
Insurance Charges	19,477	17,531
Rental of Facilities	-	500
Rental Income	54,600	54,000
Service Charges	1,352,880	1,352,880
Sinking Fund Contributions	133,848	133,848
	1,561,887	1,561,951
GROSS PROFIT	1,561,887	1,561,951
LESS: EXPENDITURE		
Air Conditioner	960	1,140
Audit Fee	3,000	4,000
Auto Barrier Gate	2,700	8,295
Bank Charges	537	571
Cleaning Charges	2,939	3,318
Depreciation of Property, Plant and Equipment	113	354
Electrical Installation	29,050	8,205
Festive Seasons & Function	5,148	-
Fire Protection	1,850	2,790
Internet Subscription	4,554	4,554
Landscaping Service	144,000	144,000
Legal & Professional Fee	1,500	-
Managing Agent's Fee	294,000	294,000
Pest Control System	6,600	11,000
Printing & Stationery	1,609	5,964
Quit Rent	497	-
Recreation Facilities	54,764	50,941
Security System Expenditure	12,200	207,680
Security System Maintenance	623,840	622,135
Swimming Pool	25,233	27,085
System Service Subscription	5,724	5,724
Telephone and Fax Charges	5,433	5,837
BALANCE CARRIED FORWARD	1,226,251	1,407,593

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
DETAILED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 RM	2019 RM
BALANCE BROUGHT FORWARD	1,226,251	1,407,593
Upkeep of Building	281,822	193,379
Upkeep of Security System	19,959	18,928
Utilities Supply	44,462	66,975
	1,572,494	1,686,875
 NET DEFICIT FOR THE YEAR	(10,607)	(124,924)

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 31 DECEMBER 2020

	2020	2019
	RM	RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash Receipts from Residents	1,413,990	1,433,128
Cash Payments to Employees & for Administrative Expenses	<u>(1,720,608)</u>	<u>(1,528,702)</u>
NET CASH USED IN OPERATING ACTIVITIES	<u>(306,618)</u>	<u>(95,574)</u>
CASH FLOWS FROM FINANCING ACTIVITY		
Proceed from Sinking Fund	<u>133,848</u>	<u>133,848</u>
NET CASH GENERATED FROM FINANCING ACTIVITY	<u>133,848</u>	<u>133,848</u>
NET (DECREASE) / INCREASE IN CASH & CASH EQUIVALENTS	(172,770)	38,274
CASH & CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	<u>316,817</u>	<u>278,543</u>
CASH & CASH EQUIVALENTS AT END OF FINANCIAL YEAR	<u><u>144,047</u></u>	<u><u>316,817</u></u>
 Note:		
Cash & Cash Equivalents :-		
Cash at Banks	<u><u>144,047</u></u>	<u><u>316,817</u></u>

(The accompanying notes form an integral part of the Financial Statements)

BADAN PENGURUSAN BERSAMA JMB MC AMANSIARA
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. GENERAL INFORMATION

The Company is a developer Badan Pengurusan Bersama JMB MC Amansiara and the Company is solely responsible for the proper maintenance and management of building and common property before the Joint Management Body was formed. The Badan Pengurusan Bersama JMB MC Amansiara was established on 16th January 2011.

The address of the Company is at Level 1, Clubhouse, Taman Amansiara, 48000 Rawang, Selangor Darul Ehsan.

The financial statements were authorised for issue on **02 SEP 2021**

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

The financial statements are prepared under the historical cost convention and in compliance with the applicable Accounting Standards for Private Entities in Malaysia and the provisions of the Building and Common Property (Maintenance and Management) Act 2007.

(b) Cash and cash equivalents

The JMC's adopts the direct method in the preparation of statement of cash flow.

Cash and cash equivalents represent bank balance only.

(c) Property, Plant and Equipment and Depreciation

Property, plant & equipment are stated at cost less accumulated depreciation and impairment losses, if any.

Depreciation is computed on a straight-line method based on the estimated useful lives of the assets. The annual rates of depreciation are as follows:

Automatic Barrier Gate	20%
Furniture & Fittings	20%
Office Equipments	20%

(d) Impairment of Assets

The carrying values of property, plant and equipment are reviewed at each balance sheet date to determine whether there is any indication of impairment. If such an indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an item of property, plant and equipment exceeds its recoverable amount.

(d) **Impairment of Assets – Continued**

An impairment loss is recognised as an expense in the income statement. However, an impairment loss on a revalued asset will be treated as a revaluation deficit to the extent that the loss does not exceed the amount held in the revaluation reserve account in respect of the same asset.

Subsequent increase in the recoverable amount of an asset is treated as reversal of the previous impairment loss and is recognised to the extent of the carrying amount of the asset that would have been determined (net of amortisation and depreciation) had no impairment loss been recognised. The reversal is recognised in the income statement immediately, unless the asset is carried at revalued surplus. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense in the income statement, a reversal of that impairment loss is recognised as income in the income statement.

(e) **Financial Instruments**

Financial instruments carried on the balance sheet include bank balances, receivables and payables. The particular recognition methods adopted are disclosed in the individual accounting policy statements associated with each item.

Financial instruments are classified as liabilities or equity in accordance with the substance of the contractual arrangement. Interest, dividends, gains or losses relating to a financial instrument classified as liability are reported as expense or income. Distributions to holders of financial instruments classified as equity are charged directly to equity. Financial instruments are offset when the Company has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

(f) **Receivables**

Receivables are carried at anticipated realisable value. Bad debts are written off in the financial year in which they are identified. An estimate is made for doubtful debts based on a review of all outstanding amounts at the financial year end.

(g) **Payables**

Payables are stated at cost which is the fair consideration to be paid in the future for goods and services received.

(h) **Sinking Fund**

The purpose of making payments to the sinking fund is for the renewal or replacement of fixtures, fitting, capital items and for painting and repainting any part of the maintained properties.

(i) **Revenue Recognition**

Maintenance charges is recognised on the basis of pre-determine chargeable rate based on the floor area of properties on accruals basis.

3. **PROPERTY, PLANTS & EQUIPMENT**

	Automatic Barrier Gate RM	Furniture & Fittings RM	Office Equipment RM	Total RM
At Cost				
As at 01 January 2020	118,250	1,820	14,007	134,077
Additions	-	-	-	-
Disposal	-	-	-	-
As at 31 December 2020	<u>118,250</u>	<u>1,820</u>	<u>14,007</u>	<u>134,077</u>
Accumulated Depreciation				
As at 01 January 2020	118,249	1,819	13,893	132,864
Charge for the year	-	-	113	113
Disposal	-	-	-	-
As at 31 December 2020	<u>118,249</u>	<u>1,819</u>	<u>14,006</u>	<u>134,074</u>
Net Book Value				
As at 31 December 2020	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>
As at 31 December 2019	<u>1</u>	<u>1</u>	<u>114</u>	<u>116</u>
Depreciation charged for the year ended 31 December 2019	<u>-</u>	<u>-</u>	<u>354</u>	<u>354</u>

4. **DEPOSITS**

	2020 RM	2019 RM
Deposits	<u>2,000</u>	<u>2,000</u>
	<u>2,000</u>	<u>2,000</u>

5. **OTHER PAYABLES, DEPOSITS & ACCRUALS**

	2020 RM	2019 RM
Other Payables	117,173	256,356
Deposit Received	14,000	14,000
Accruals	7,619	16,663
	<u>138,792</u>	<u>287,019</u>

6. **ACCUMULATED FUNDS**

	2020	2019
	RM	RM
Beginning of the year	365,628	490,552
Net deficit during the year	<u>(10,607)</u>	<u>(124,924)</u>
	<u><u>355,021</u></u>	<u><u>365,628</u></u>

7. **CURRENCY**

All amounts are stated in Ringgit Malaysia.